

Monthly Newsletter For CENTENNIAL RIDGE

Sponsored by Tonya Fallows

Music On The Patio

You're invited to Music on the Patio every weekend at the Lone Tree Golf Club & Hotel and the South Suburban Golf Course this summer! Enjoy music from local bands along with weekly food and beverage specials all summer long. These events are free, but space is limited. Tables will be available on a first-come, first-served basis.

Lone Tree Golf Club & Hotel:

July 4: Donnie Young
July 11: Jeff Johnson & Company
July 18: Ellie D. & Soul Mix
July 25: Josh Blackburn
Aug. 1: Smugglers Union
Aug. 8: Donnie Young
Aug. 15: Jeff Johnson & Company
Aug. 22: Ellie D. & Soul Mix
Aug. 29: Josh Blackburn
Sept. 19: Narrow Gauge

National Father Daughter Take A Walk Day, July 7

National Father Daughter Take a Walk Day is observed annually on July 7th. This day promotes the benefits of family bonding time between fathers and daughters as well as the benefits of physical activity. The memories made during your time together will stay with you forever. During the summer season, there are many incredible places to walk and enjoy nature as you spend time talking, laughing, and bonding. While taking a stroll, cherish the time spent together. Your child will value the gift of the time you give no matter how old they are.

A Day At The Beach

Many reservoirs throughout Colorado include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

—<https://www.uncovercolorado.com>

July 2025

Vol. 07 No. 07 • Circulation: 140

Centennial Ridge Garage Sale

LET'S ALL HAVE A GARAGE SALE TOGETHER!

JULY 12th, 8:00am – 2:00pm

Let's keep our tradition going and have a COMMUNITY GARAGE SALE! I really love these garage sales as we are able to say HI to all of our neighbors! So let's go! Time to clean out basements, garages and closets! I will work on getting another Food/Snow Cone Truck again to come and provide some treats for us! If you know of one, let me know. Put July 12th on your calendar.

Please give me a call, email or text and let me know that you want to participate in the garage sale and let's have the best DAY ever!

— Tonya at 303-489-5533 / tfallows@remax.net



Helping Colorado Pollinators & Wildlife With Native Plants

Pollinators have evolved to seek and find food from plants in their environment. They focus on certain colors, flower shapes, textures, and scents to find the nectar and pollen they need. Plants native to the Rocky Mountain west are naturally more attractive and important to the survival of our local pollinators.

Garden centers offer an amazing array of plants gathered from around the world and created by plant breeding facilities. Hybrids are constantly being created to offer different colors, different shapes, and different statures. Only some of these are important to the survival of key Colorado pollinators.

Pollinators require a constant supply of food, water, and shelter throughout their lifetime. A little advance planning will ensure that your yard provides these.

One key consideration is planting a mix of native plants that flower early, in the middle of the summer, and later in the fall. This provides season-long nourishment. Many plants, including penstemons, bee balm, black-eyed Susans, and blanket flowers, are popular perennials that regenerate yearly from their root system or seeds broadcast after the flowers have faded.

The same native plants that support pollinators also feed and support our local birds and animals. Birds rely on native plants including blanket flowers, black-eyed Susans, sand cherries, choke cherries, lupines, and common yarrow for insects, nutritious seeds, and berries throughout the spring and summer nesting seasons.

Learning more about the relationship between plants and native pollinators is rewarding and environmentally valuable.

— John Ashworth, CSU Extension — Denver Master Gardener since 2014

The summer night is like a perfection of thought.

—Wallace Stevens

Berry Trifle

8 to 10 servings; Total Time: 30 mins

INGREDIENTS

- 1 angel food cake, cut into cubes
- 3.4 oz box instant vanilla pudding mix
- 2 cups cold milk
- 8 ounces cream cheese, at room temp
- 1 cup powdered sugar
- 8 ounces Cool Whip
- 2 pints blueberries, rinsed
- 2 pints strawberries, rinsed, hulled and sliced



INSTRUCTIONS

In a small bowl, combine the vanilla pudding mix with the milk and whisk for two minutes; set aside.

In a large bowl, beat the cream cheese on medium speed until smooth and creamy, 2 to 3 minutes. Reduce the speed to low and gradually add the powdered sugar. Once all of the sugar is incorporated, increase the speed to medium and beat for 1 minute, or until thoroughly combined and smooth.

Add the prepared pudding to the cream cheese mixture and gently fold and stir with a rubber spatula until completely combined. Add the Cool Whip to the bowl and fold it into the mixture until no white streaks remain.

To assemble the trifle, alternate layers of angel food cake, blueberries, the pudding mixture, strawberries and so on, until you get the top. Add a final layer of the pudding mixture, then arrange the remaining strawberries and blueberries in a decorative pattern. Serve immediately or cover and refrigerate until ready to serve. This is best served within 24 hours of making it, but leftovers can be stored in the refrigerator for up to 3 days.

—<https://www.browneyedbaker.com>

Your HOA Board

Sara Clendenning
Jamie Cooke
Dan Coxall
Sean Mentzer
Dawn Jewell



Your Management Company

Allen Associates Inc

303-779-0789

Advertise in this Newsletter!

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.



Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Make The Future Of
Your Business Bright!



Advertise In This Newsletter!

IT IS EASY TO GET STARTED!



Locally
owned &
operated.

NEWSLETTER
CONNECTIONS

Our August
deadline is
July 15th.

303-979-7499

info@newsletterconnections.com
NewsletterConnections.com

This Space
Intentionally Left Blank
for Teen Services

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at NewsletterConnections.com.

Colorado Roots Bookkeeping. We offer professional bookkeeping services for small & medium sized businesses. Local firm, competitive rates, & personalized service. Call Jamie @ 303-912-7448

DENVER'S PREMIER GAS FIREPLACE SERVICE. All Brands | 26 Years | Family-Owned & Operated. a SAFE HOME Gas Fireplace Service, Inc. 303-973-5848 www.agasfireplacerepair.com

OB PAINTING. \$500 off exterior/ 10% off interior. Free Estimates. Rob: 303-908-9063.

New customers A/C inspection \$49.99 (part/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

Grass or Corn fed beef for sale - farm fresh, straight from our Colorado ranch to your table. All natural and perfect for high protein diets. Sold by quarter, half or whole. Call 719-349-0679. KSayles@plainstel.com

TH Consulting. Providing handy man services, landscaping & concrete work. Please call Trent 720-226-5586.

Classified ads are \$3.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or **info@NewsletterConnections.com** to place an ad. To view our display ad prices, visit our website at **NewsletterConnections.com**. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

Arapahoe County Fair

Arapahoe County celebrates its Fair the last weekend of July each year at the Arapahoe County Fairgrounds at 25690 E. Quincy Ave., Aurora, CO 80016. The Fair is an incredible value for families looking for a full day of laughter and good wholesome fun. The first Arapahoe County Fair was held in 1906, along the banks of the South Platte River within present day Littleton. The Fair is one of Arapahoe County's longest-standing community traditions. The County Fair has traveled to various locations including Deer Trail, Byers, Englewood and Littleton. The current location of the Arapahoe County Fairgrounds was commemorated in July of 2006, marking the 100th anniversary of the Fair.

The Fair continues to showcase the County's agricultural and western heritage through 4-H programming, traditional agricultural activities and entertainment. For the price of your admission you can also enjoy carnival rides, daily motor sports, canine entertainment, BMX entertainment, trampoline entertainment, a petting farm and numerous other activities.

Fair Dates & Hours

July 24, 2025; 4 p.m.-Midnight

July 25 & 26, 2025; 11 a.m.-Midnight

July 27, 2025; 11 a.m.-10:30 p.m.



720-899-2633

TopShelfHomeService.com



\$3,500 OFF
New A/C &
Furnace

\$19.99
A/C Tune-Up

\$85 OFF
Any Repair



Centennial Ridge

LONE TREE Update & Recent Market Activity (3 mos)

AVERAGE DAYS (of Solds) in MLS—38

MEDIAN SOLD PRICE IN LONE TREE—\$849,500

AVERAGE SOLD PRICE IN LONE TREE—\$1,002,367



Tonya Fallows



A Renewed Burst of Buyer Interest!

Denver Real Estate was long known for its tight housing supply. What's new? Denver is **now** among the top U.S. Metro areas for its rapidly growing **unsold** inventory. In fact, Denver is in third place right behind San Jose and Las Vegas, with only a fraction of a difference separating these market's inventory growth this year.

Active Listings at the end of May increased again to 13,600. This is the highest level of inventory the Denver Metro area has seen since 2011! Closed homes are lagging behind, and were down 9.5% compared to last year. However, Pending Sales are up over 10%, which means buyers are starting to make decisions.

So, while the early Spring slowdown has been a cause for concern, the renewed burst of buyer interest may point to a rare Summer surge of buyer activity. Sellers are getting a masterclass in patience in this market and are developing more realistic outlooks on pricing.

As we pointed out last month, we are one of the top markets for price reductions and seller concessions. This market has some fantastic opportunities for sellers who prepare their home correctly, and for buyers who are qualified and see value. It also reminds us that real estate is nuanced, and that nuance and understanding is where a skilled Realtor brings real value. This Summer may be one to remember, so let's talk about your real estate needs today! Have a great start to your Summer.

As always, if you have any questions, please give me a call!

Neighborhood Specialist-Tonya Fallows, Your Colorado Dream Home Team. 303/489-5533 tfallows@remax.net

Not intended to solicit currently listed properties or represented buyers. Source, Metrolist 2021. Not all listings were listed and/or sold by Debby Ludvik & Tonya Fallows. Information deemed reliable but not guaranteed.